

003.A

0001

0009.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

554,500 / 554,500

USE VALUE:

554,500 / 554,500

ASSESSED:

554,500 / 554,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

## OWNERSHIP

Unit #: 101

Owner 1: MKK LLC

Owner 2:

Owner 3:

Street 1: 9 STONEHEDGE RD

Street 2:

Twn/City: LINCOLN

St/Prov: MA Cntry: Own Occ: N

Postal: 01773 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 1128 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

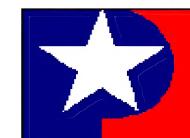
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	554,500			554,500		
							155469
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17



**Patriot**  
Properties Inc.

!370!

## USER DEFINED

Prior Id # 1:	155469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	16:10:55
LAST REV Date	Time
10/19/20	11:50:58
apro	
370	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	412,200	0	.	.	412,200	412,200	Year End Roll	12/18/2019
2019	343	FV	395,800	0	.	.	395,800	395,800	Year End Roll	1/3/2019
2018	343	FV	239,400	0	.	.	239,400	239,400	Year End Roll	12/20/2017
2017	343	FV	226,400	0	.	.	226,400	226,400	Year End Roll	1/3/2017
2016	343	FV	226,400	0	.	.	226,400	226,400	Year End	1/4/2016
2015	343	FV	219,900	0	.	.	219,900	219,900	Year End Roll	12/11/2014
2014	343	FV	219,900	0	.	.	219,900	219,900	Year End Roll	12/16/2013
2013	343	FV	219,900	0	.	.	219,900	219,900		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHON LILIANA	157-4	2	2/5/2020	Convenience	10	No	No		
ROCHON LILIANA,	74059-547	2	1/29/2020		630,000	No	No		
	U41-91		6/1/1991		231,200	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/28/2020		SQ Returned							JO	Jenny O		
4/17/2020		SQ Mailed							MM	Mary M		
12/7/2017		Measured							DGM	D Mann		
2/3/2009		Meas/Inspect							197	PATRIOT		
2/28/2005		Permit Visit							BR	B Rossignol		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 63 - Condo Office		Full Bath	Rating:					CONDO 1991, Building Number 1.											
Sty Ht: 3 - 3 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 2 - Steel		1/2 Bath: 1	Rating: Average																
Prime Wall: 7 - Brick		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 11 - Membrane		Kits:	Rating:					1st Res Grid	Desc:	# Units:									
Color: BRICK		A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Fpl:	Rating:					Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:					Upper									
Grade: C+ - Average (+)		<b>COND INFORMATION</b>								Lvl 2									
Year Blt: 1988	Eff Yr Blt:	Location:									Lvl 1								
Alt LUC:	Alt %:	Total Units:									Lower								
Jurisdct:	Fact: .	Floor: 3 - 3rd Floor									Totals	RMs:      BRs:      Baths:      HB: 1							
Const Mod:		% Own: 5.769999981									<b>REMODELING</b>				<b>RES BREAKDOWN</b>				
Lump Sum Adj:		Name: 4 - 3004									Exterior:	No Unit	RMS	BRS	FL				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								Interior:							
Avg Ht/FL: STD		Phys Cond: AV - Average	24.	%	Additions:														
Prim Int Wall: 1 - Drywall		Functional:		%	Kitchen:														
Sec Int Wall:	%	Economic:		%	Baths:														
Partition: T - Typical		Special:		%	Plumbing:														
Prim Floors: 4 - Carpet		Override:		%	Electric:														
Sec Floors:	%	Total:	24.8	%	Heating:														
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>								General:									
Subfloor:		Basic \$ / SQ: 250.00	<b>COMPARABLE SALES</b>																
Bsmnt Gar:		Size Adj.: 1.25000000	Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 3 - Typical		Const Adj.: 1.39216042																	
Insulation: 2 - Typical		Adj \$ / SQ: 435.050																	
Int vs Ext: S		Other Features: 5790																	
Heat Fuel: 2 - Gas		Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.35000002																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val														
Solar HW: NO	Central Vac: NO	Adj Total: 737341	Juris. Factor:		Before Depr:	646.05													
% Com Wall	% Sprinkled:	Depreciation: 182861	Special Features: 0		Val/Su Net:	491.58													
		Depreciated Total: 554481	Final Total: 554500		Val/Su SzAd	491.58													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	003.A-0001-0009.0				<b>AssessPro Patriot Properties, Inc</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							